

# DIAGONAL MARKETPLACE

1000 - 1070 Ken Pratt Boulevard, Longmont, Colorado



## PROPERTY OVERVIEW:

- Grocery anchored retail space for lease
- 3,000 SF - 4,500 SF available
- End cap space opportunity
- High traffic counts

*Great Co-Tenancy!*



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1000 - 1070 Ken Pratt Boulevard, Longmont, Colorado



- 1100 Ken Pratt Blvd
- A. WingStop
  - B. Chipotle
  - C. GNC
  - D. PF Changs
  - E. Silver Leaf Dentistry

- 1020 Ken Pratt Blvd
- F. LEASE PENDING
  - G. Batteries Plus
  - H. Smoothie King
  - I. Little Caesars
  - J. Select Staffing
  - K. AVAILABLE: 4,500 SF
- 980 Ken Pratt Blvd
- L. Snappy Nails
  - M. AVAILABLE: 3,000 SF (end cap)

For more information:

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## DEMOGRAPHICS


**POPULATION**

	1 Mile: 8,657	3 Mile: 77,651	5 Mile: 111,742
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**DAYTIME POPULATION**

	1 Mile: 9,958	3 Mile: 31,209	5 Mile: 37,952
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**HOUSEHOLDS**

	1 Mile: 3,224	3 Mile: 29,939	5 Mile: 42,989
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**AVG. HH INCOME**

	1 Mile: \$97,008	3 Mile: \$101,137	5 Mile: \$107,279
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**AVG. DAILY TRAFFIC**

	Ken Pratt Blvd at Site Location	37,025 VPD
	S Pratt Pkwy north of Hwy 119	11,535 VPD



**UCHealth Hospital**  
Under Construction  
172,000 SF  
50-75 Beds

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